



**Address:** [5400 FLAMINGO RD](#)  
**City:** FORT WORTH  
**Georeference:** 8443-16-10  
**Subdivision:** COUCH, J T ADDITION  
**Neighborhood Code:** 1H050K

**Latitude:** 32.6786590538  
**Longitude:** -97.2623746424  
**TAD Map:** 2072-368  
**MAPSCO:** TAR-092M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** COUCH, J T ADDITION Block 16  
Lot 10

**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 1954  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$129,972  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00636916  
**Site Name:** COUCH, J T ADDITION-16-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 780  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,800  
**Land Acres<sup>\*</sup>:** 0.1561  
**Pool:** N

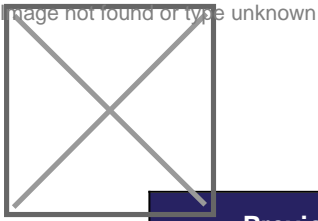
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
CLANTON DELILA SUE HIGDON  
**Primary Owner Address:**  
5400 FLAMINGO RD  
FORT WORTH, TX 76119-6208

**Deed Date:** 2/17/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGDON BERTHA STELL EST	5/26/1993	000000000000000	0000000	0000000
HIGDON LEONARD N	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$109,572	\$20,400	\$129,972	\$63,807
2024	\$109,572	\$20,400	\$129,972	\$58,006
2023	\$122,256	\$20,400	\$142,656	\$52,733
2022	\$112,104	\$5,000	\$117,104	\$47,939
2021	\$92,750	\$5,000	\$97,750	\$43,581
2020	\$84,956	\$5,000	\$89,956	\$39,619

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.